LOT 34
IN OR 774/1313
ISLAND GROVE PHASE 2 PB 5/49

LOFTS ROBERT A TRUST/BERNER SUE ANN TRUSTEE
2115 CUMBERLAND CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0034-0000

BUILDING CHARACTERISTICS

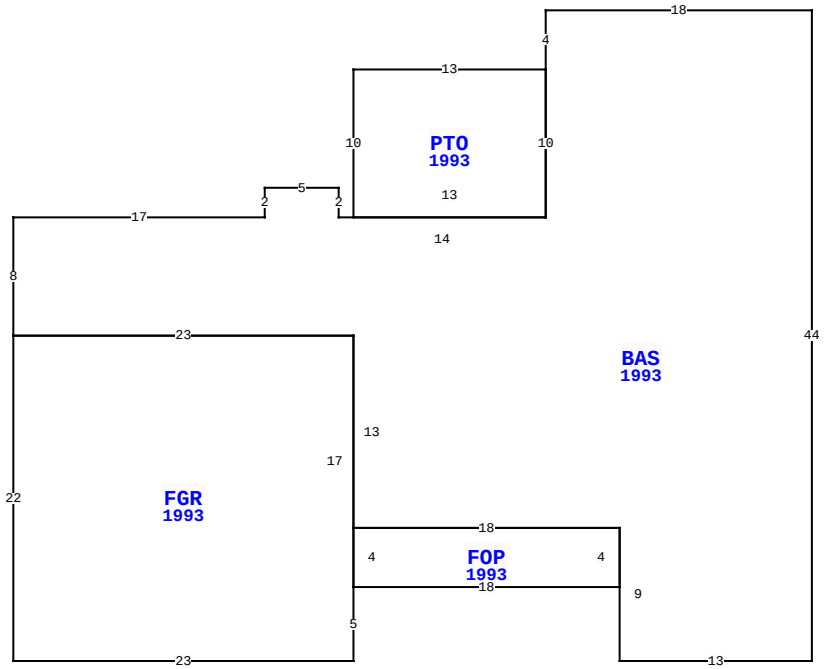
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,214	100	1993	1,214	174,400
FGR	506	55	1993	278	39,936
FOP	72	30	1993	22	3,161
PTO	130	5	1993	6	862
TOTALS	1,922			1,520	218,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,520	132.3144	174.66	265,483	1985	1985	0	0	0	17.75	82.25

1 SNGL FAM – 100% - 1997 Heated Area: 1214 HX Base Yr 1997



2115 CUMBERLAND CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		218,360
TOTAL MARKET OB/XF VALUE		2,157
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		420,517
SOH/AGL Deduction		320,831
ASSESSED VALUE		99,686
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		48,964
TOTAL JUST VALUE		420,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B960494	REPAIR/RRF	650	07/01/1996
B9603107	REPAIR/RRF	650	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0774/1313	10/22/1996	WD	Q	I		78,500
GRANTOR: COUCH WILLIAM H & CLA						
GRANTEE: LOFTS ROBERT A TRUS						
0450/0210	4/01/1985	WD	Q	I		57,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S4 PTO=[YR=1993] W13 S10 E13 N10 $ S10 W14 N2 W5 S2 W17 S8 FGR=[YR=1993] S22 E23 N5 FOP=[YR=1993] E18 N4 W18 S4$ N17 W23$E23S13 E18 S9 E13 N44 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	880.00	SF	5.20	5.20	100	1985	1985	3	44	2,013	
2	0811	CONCRETE B	0	100	21	3	63.00	SF	5.20	5.20	100	1985	1985	3	44	144	

LAND DESCRIPTION

TOTAL OB/XF 2,157

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-2	90.00	121.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS